

QUITCLAIM DEED WITH COVENANT  
(CORRECTIVE DEED)

003801

KNOW ALL PERSONS BY THESE PRESENTS, THAT **WATERVILLE AREA INDUSTRIAL DEVELOPMENT CORPORATION** of Waterville, County of Kennebec, and State of Maine, for consideration paid, **GRANTS** to **SERVICENTER, INC.** of Waterville, County of Kennebec, and State of Maine, whose mailing address is P. O. Box 296, Waterville, Maine 04903-0296, with quitclaim covenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

A certain parcel of land situated in the City of ~~Waterville~~, County of Kennebec, State of Maine, situated on the northerly side of Armory Road, (formerly known as Webb Avenue), the boundaries of which are more particularly located and described as follows:

Commencing at an existing granite monument in the northerly right of way limits of Armory Road 26 feet northerly of centerline PT Station 22 + 74.83 as shown on Maine Department of Transportation Right of Way Map "Armory Road", Waterville, Kennebec County, dated July 1980, recorded Kennebec County Registry of Deeds plan file number E82169; Thence on a bearing, oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, South 78° 01'19" East 15.89 feet along or near the northerly right of way limits of said Armory Road to the POINT OF BEGINNING:

Thence North 10° 32'20" East 33.41 feet along the parcel of land described in the conveyance to Jetport Motel, Inc., recorded Book 3553, Page 228, Kennebec County Registry of Deeds;

Thence North 65° 04'40" East 151.63 feet along the said parcel of land described in the conveyance to Jetport Motel, Inc. to the westerly line of the parcel of land described in the conveyance to the Waterville Area Industrial Development Corporation, deed recorded

Book 1110, Page 243, Kennebec County Registry of Deeds;

Thence South  $24^{\circ} 55'20''$  East 40.65 feet along or near the westerly line of the said parcel of land of the Waterville Area Industrial Development Corporation to the southerly line of said parcel of land;

Thence South  $79^{\circ} 27'40''$  East 16.12 feet along or near the southerly line of the said parcel of land of the Waterville Area Industrial Development Corporation;

Thence South  $65^{\circ} 04'40''$  West 112.64 feet along the second parcel of land described in the conveyance to Jetport Motel, Inc., recorded Book 3669 Page 250 Kennebec County Registry of Deeds;

Thence South  $10^{\circ} 32'20''$  West 54.32 feet along the second parcel of land described in the said conveyance to Jetport Motel, Inc., to the northerly right of way limit of Armory Road;

Thence North  $78^{\circ} 01'19''$  West 50.02 feet along or near the northerly right of way limits of said Armory Road, as defined on the aforesaid plan recorded E82169, to the Point of Beginning. Containing 25.757 square feet.

The above description is based upon a Standard Boundary Survey of Property of Servicer, Inc., by Paul H. Ruopp Jr., PLS, Monmouth, Maine, further reference being made as part of this description to said survey and Plan of Standard Boundary Survey Property of Servicer, Inc. and EFR, Inc. by Paul H. Ruopp Jr., PLS, dated January 03, 1997.

Said described parcel of land is a portion of the second parcel designated for street purposes described in the conveyance to Waterville Area Industrial Development Corporation by Lewis J. Rosenthal, deed recorded Book 1110 Page 243 Kennebec County Registry of Deeds. A small portion of the parcel described in Book 1110, Page 243 was taken for highway purposes for Armory Road per the above referenced plan and notice of taking.

IN WITNESS WHEREOF, WATERVILLE AREA INDUSTRIAL  
DEVELOPMENT CORPORATION has caused this instrument to be executed this  
13<sup>th</sup> day of the month of FEBRUARY, 1997.

Signed, Sealed and Delivered  
in the Presence of

WATERVILLE AREA INDUSTRIAL  
DEVELOPMENT CORPORATION

William P. Dubord  
Witness

By: Kenneth P. Viens  
KENNETH P. VIENS  
Its: President

STATE OF MAINE

KENNEBEC, ss.

FEBRUARY 13, 1997

Then personally appeared the above named KENNETH P. VIENS, PRESIDENT,  
and acknowledged the foregoing instrument to be his free act and deed in his said  
capacity and the free act and deed of Waterville Area Industrial Development  
Corporation.

Before me,



William P. Dubord  
Notary Public/Attorney at Law

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**WILLIAM P. DUBORD**  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2001

RECEIVED KENNEBEC SS.

97 FEB 21 AM 9:00

ATTEST: Theresa Ruth Moore  
REGISTER OF DEEDS